



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, February 3, 2020

4:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 4:02 pm.

Roll Call

Present: 7 - James Cherf, Tim Kabat, Scott Neumeister, Chris Kahlow, Elaine Yager, Paul Schoenfeld, Cassandra Woodward

Excused: 2 - Paul Medinger, Randy Turtenwald

Approval of Minutes

A motion by Neumeister, seconded by Yager to approve the previous meeting minutes. The motion carried by voice vote.

Agenda Items:

1. Report by City Attorney on Wisconsin Act 67 requiring municipalities to adhere to certain rules regarding the placement of conditions of approval for Conditional Use Permits.

Mayor Kabat referred this to the next month.

2. [20-0007](#) Application of Menard, Inc. (by Rodney Wekkin) for a Conditional Use Permit at 423 Charles Court allowing demolition of vacant structure.

Attachments: [Coverletter](#)
[Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[Memo re error in address 1.24.2020](#)
[Location Sketch](#)
[Asbestos Pre-Demo, Building Inspection & Bulk Sampling Investigation](#)
[Kitchen Picture](#)
[Basement picture](#)
[Basement Picture.2](#)
[CPC Staff Report 2.3.2020](#)

Jason Gilman gave an overview of the application. Rodney Wekkin stated they did request eliminating the PILOT. A motion by Neumeister, seconded by Cherf to APPROVE per staff recommendations. The motion carried by voice vote.

3. [20-0011](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Conservancy District allowing neighborhood access point to Grandad Bluff Park at 129 and 133 29th St. S.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 2.3.2020](#)
[Rezoning Narrative 1.31.2020](#)
[Additional Rezoning Narrative 2.3.2020](#)
[Heintz Email to Council 2.3.2020](#)
[Beezley 201 29th St S Objection 2.3.2020.pdf](#)
[Barma 134 29th St S Objection 2.3.2020.pdf](#)
[Clair 128 29th St S Objection 2.3.2020.pdf](#)
[Boots 119 28th St S Objection 2.3.2020.pdf](#)
[Miles 111 28th St S Objection 2.3.2020.pdf](#)
[Sachs 2804 Main St Objection 2.3.2020.pdf](#)
[Hobart 2812 Bliss Road Objection 2.3.2020.pdf](#)
[Emails to Mayor Kabat in Support 2.3.2020.pdf](#)
[Emails to Mayor Kabat in Protest 2.3.2020.pdf](#)
[Clair Letter to CPC 2.2.2020](#)
[Clair Letter to J&A 2.3.2020](#)
[USDA Report Grandad's Bluff](#)
[Email from Park & Rec 2.4.2020 re GC Map and ISG Report](#)
[GG Map](#)
[ISG Report of Grandma's Gateway Trail Plan](#)

Lewis Kuhlman gave an overview of ordinance change. Leah Burns of the Parks Department gave an overview and answered commissioners questions.

Opened to public hearing

Spoke in Favor: Jed Olson, Randi Pueschner, Melissa Chelf, Joan Parke, Isaac Pischke, and Josh Miner.

Spoke in Opposition: Terry Baier, Katy Kortenkamp, Gretchen Paquette, and Christine Claire, Heather Talbot and Ruth Devit.

Rebuddle from those in favor: Josh Miner, Erik.

Rebuddle from those in opposition: Christine Claire

A motion by Neumeister, seconded by Cherf to refer for 90 days. The motion failed by vote of 3-4.

A motion by Woodward, seconded by Yager to approve. The motion carried by 7-0.

4. [20-0013](#) Application of That Foreign Place LLC (Robbi Wolff, member) for a Conditional Use Permit at 412 Main Street allowing permission to apply for a Combination "Class B" Beer & Liquor License.

Attachments: [Application](#)
[Business Plan 1.17.2020](#)
[Floor Plan Drawing 1.30.2020](#)
[Quit Claim Deed - Recordable Legal Description](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 2.3.2020](#)

Jack Zabrowski gave an overview of the application. A motion by Woodward, seconded by Cherf to APPROVE. The motion carried by voice vote.

5. [20-0157](#) Review of plans for project at 3131 Commerce St in the Interstate Industrial Park (Torrance Casting).

Attachments: [Torrance Casting 189.6 kW DC](#)
[Torrance Casting 227.2 kW DC 568 modules](#)
[GENERAL STRUCTURAL RACKING NOTES](#)
[Site Plan](#)
[Ordinance 5117 regarding Solar Energy Systems](#)
[Staff Report 2/3/2020](#)

Andrea Schnick gave an overview of the plans. A motion by Neumeister, seconded by Schoenfeld to APPROVE. The motion carried by voice vote.

Adjournment

A motion by Kahlow, seconded by Yager to adjourn. The motion carried by voice vote. The meeting adjourned at 5:36 pm.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.